

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION**  
**DATE AND TIME: 12 July 2004, 4:00 P.M.**

**ATTENDANCE:**

**MEMBERS:** Lois Herr, Charlie Douts, J. Scott Ulrich, Virginia Brady, Allan Granger, Nancy Halliwell, and Jonathan Price were present.

Julianne Dickson was not present.

**STAFF:** Ronald Bailey, James Cowhey, Nancy Williams, Phyllis Stellfox, Andy Weaver (*County Assistant Engineer*), Lauri Ahlskog, Frank Behlau, Mary Frey, Julie Goodman, Randall Heilman, Mark Hiester, Gwen Newell, Wil Selman, Dean Severson, Mike Skelly, Mark Stivers, Danny Whittle, and Nilsa Luciano-Garcia.

**OTHERS:**

Robert & May Gaynor  
Paula Jackson  
Craig Lenhard  
Michael Wadel

Strasburg Borough  
City of Lancaster  
City of Lancaster  
Eric L. Dittenbaugh, PLS

**ORDER OF BUSINESS:**

- I. Call to Order and Recognition of Guests: The meeting was called to order by Chairperson Herr at 4:00 p.m.
- II. Minutes of the Meeting of 28 June 2004: Hearing no further objections to the Minutes, Ms. Halliwell moved and Mr. Price seconded, to approve the Minutes. Ms. Brady abstained because, she was not in attendance at this meeting. The motion carried.
- III. Bills and Communications: Mr. Bailey indicated that thus far, the regional meetings have been successful. He further indicated that there will be a Nominations meeting for Region 6 which will be held on **Thursday, 29 July 2004 from 7:00 p.m. until 8:00 p.m., @ the Quarryville Library.**

IV. Report of Committees & Task Forces: Mr. Granger stated that regarding the Housing Plan Steering Committee update, the Consultant would like a tour to be provided which will be held on 28 July 2004. Mr. Granger is in hope of volunteers to help with the tour.

V. Consent Agenda Items:

A. Chairperson Herr noted that the following items on the Consent Agenda were either lifted, revised, or added as indicated:

1. **#86-188-1A**, KIMJON, Inc., 30-day Extension of Time, Colerain Township, *(Added to the Agenda and Approved)*
2. **#85-152-1A**, E.V. Martin Properties, Mountville Borough, Approval, Report was Forthcoming, *(Report Now Available and Conditionally Approved)*
3. **#02-83-1**, Trails at Strasburg, Strasburg Borough and Strasburg Township, Approval, *(Lifted for Discussion and Conditionally Approved)*
4. **#04-8-1A**, Lancaster Stadium, Lancaster City, Review, *(Added to the Agenda and Recommended for Conditional Approval)*
5. **#04-8-1A**, Lancaster Stadium, Lancaster City, Planning Module, *(Added to the Agenda and Report Adopted as Drafted)*
6. **#45-63**, Mount Joy Borough, Proposed amendment to the Zoning Ordinance by amending certain provisions pertaining to the Traditional Neighborhood District, Community Planning Review, Report was Forthcoming *(Report Now Available)*
7. **#45-64**, Mount Joy Borough, Proposed rezoning of approximately 1.348 acres of a 79 acre tract situated along the North side of Spring Alley, East side of Apple Alley and South side of Water Street from Low Density Residential (LDR) to Traditional Neighborhood (TN), Community Planning Review, Report was Forthcoming *(Report Now Available )*

A motion was made by Ms. Halliwell to approve the consent agenda. Mr. Price seconded the motion. The motion carried.

B. The following actions were taken as part of the motion:

1. Requests for Waivers:
  - a. **#82-237-3**, King's Quality Foods Site, Brecknock Township, *(Conditionally Approved)*
  - b. **#86-440-2**, Samuel L. Glick, Bart Township, *(Conditionally Approved)*

2. Requests for Extensions of Time to Attain Compliance with The Conditions of Plan Approval:
  - a. **#72-419-1A**, Christ W. Taylor, Little Britain Township, 90-day extension of time, (*Approved*)
3. Unconditional Preliminary Plan Approvals:
4. Requests for Approval of Subdivision and/or Land Development Applications:
  - a. **#82-53-6**, Stoltzfus Feed & Supply, Sadsbury Township, (*Conditionally Approved*)
  - b. **#96-105-3A**, Automotive Service, Inc., Caernarvon Township, (*Conditionally Approved*)
  - c. **#02-53-1**, The Hostetter Property, Martic Township, (*Conditionally Approved*)
  - d. **#04-57**, Samuel K. Stoltzfus, Bart Township, (*Conditionally Approved*)
  - e. **#04-59**, Joshua L. Stoltzfus, Little Britain Township, (*Conditionally Approved*)

**As part of the action on each Final Plan for Approval, the Commission conditionally waives the requirement to record the plan within ninety (90) days of the meeting date as stated in Section 303 of the Lancaster County Subdivision and Land Development Ordinance of 1991. This action extends by ninety (90) days the time allowed to record the Final Plan. Therefore, the final plans approved or conditionally approved at this meeting must be recorded within one-hundred and eighty (180) days of today's date. Applicants should reference the full text of the final approval letter for any conditions placed upon this action.**

5. Requests for Review of Subdivision and/or Land Development Applications:
  - a. **#66-164-A**, Castor – Walker Tract, Salisbury Township, (*Recommended for Conditional Approval*)
  - b. **#74-269-4**, Lampeter Strasburg Administration & Maintenance Building Additions, West Lampeter Township, (*Recommended for Conditional Approval*)
  - c. **#75-275-1**, Ivan B. Hurst, Ephrata Township, (*Recommended for Conditional Approval*)
  - d. **#81-259-2**, Lost Treasure Mini Golf, East Lampeter Township, (*Recommended for Conditional Approval*)
  - e. **#87-228-1**, Raymond O. Zynn & Diane L. Zynn, Salisbury Township, (*Recommended for Conditional Approval*)
  - f. **#87-339-1**, Weaver & Florence G. Fox, East Cocalico Township, (*Recommended for Unconditional Approval*)
  - g. **#88-228-1A**, Phase I & II – The Crest at Elm Tree, Rapho Township, (*Recommended for Conditional Approval*)

- h. **#92-121-1**, David L. & Annie S. Esh, Leacock Township, *(Recommended for Conditional Approval)*
- i. **#03-51B**, Phase I – Elm Tree Properties, LLC, Rapho Township, *(Recommended for Conditional Approval)*
- j. **#04-58**, Genevieve E. Neideigh, Mount Joy Township, *(Recommended for Conditional Approval)*

6. Requests for Planning Modules Review for Land Development:

- a. **King**, Benjamin B., East Drumore Township, *(Report Adopted as Drafted)*
- b. **Lapp**, Amos S., East Drumore Township, *(Report Adopted as Drafted)*
- c. **#74-474-1C**, Eagleview Estates – Phase III, West Earl Township, *(Report Adopted as Drafted)*
- d. **#75-275-1**, Ivan B. Hurst, Ephrata Township, *(Report Adopted as Drafted)*
- e. **#02-53-1**, The Hostetter Property, Martic Township, *(Report Adopted as Drafted)*

7. Requests for Community Planning Reviews:

- a. **#52-27**, Providence Township, Proposed amendments to the Zoning Ordinance by changing the definition of a shopping center, amending the classification of a shopping center as a special exception in an Industrial District and adding requirements for shopping centers within the Township.

C. Items lifted from the Consent Agenda for discussion and further consideration by the Commission:

May Gaynor, resident of Strasburg Borough, respectfully addressed the Commission regarding LCPC File #: **#02-83-1**, Trails at Strasburg, Strasburg Borough and Strasburg Township. She discussed citizen concerns of why they believe that the plan is not in compliance with their Ordinance.

Mr. Douts made a motion to send the report as drafted. The motion was seconded by Mr. Ulrich. Ms. Brady voted Nay. The motion carried.

VI. Old Business: None.

VII. New Business: None.

VIII. Public Participation: None.

IX. Adjournment: Ms. Halliwell made a motion to adjourn the meeting. The motion was seconded by Mr. Price. The motion carried. The meeting was adjourned at 4:30 p.m.

**NOTE: The next scheduled meeting of the Lancaster County Planning Commission will be on Monday, 26 July 2004.**

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